

113.0

0003

0005.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

599,000 / 599,000

USE VALUE:

599,000 / 599,000

ASSESSED:

599,000 / 599,000


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
130		PARK AVE EXT, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: BOULAY GAYLOR P & ANNE-LAURE	
Owner 2:	
Owner 3:	

Street 1: 130 PARK AVE EXT

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: CARLSON THADDEUS -

Owner 2: -

Street 1: 130 PARK AVE EXT

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains 5,338 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1928, having primarily Vinyl Exterior and 1176 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Description LUC No of Units Depth /

Code Fact PriceUnits Unit Type Land Type

LT Factor Base Value

Unit Price Adj Neigh Neigh Neigh

Infl Mod Infl 1 % Infl 2 % Infl 3 %

Appraised Value Alt Class % Spec Land J Code

Fact Use Value Notes

101 One Family 5338 Sq. Ft. Site 0 70. 1.09 6

406,097 406,100

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5338.000	192,300	600	406,100	599,000		71898
							GIS Ref
							GIS Ref
							Insp Date
							08/09/18

Total Card	0.123	192,300	600	406,100	599,000	Entered Lot Size
Total Parcel	0.123	192,300	600	406,100	599,000	Total Land:

Source:	Market Adj Cost	Total Value per SQ unit /Card:	509.35	/Parcel:	509.3	Land Unit Type:
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Parcel ID	113.0-0003-0005.0
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!8744!

## PRINT

Date 12/10/20 Time 23:17:15

## LAST REV

Date 02/25/20 Time 09:18:34

danam

8744

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

## SALES INFORMATION

## TAX DISTRICT

## PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARLSON THADDEU	72005-375	1	12/13/2018		555,000	No	No		
PLANTE WALTER,	61938-298		6/4/2013		465,000	No	No		
BAUER JONATHAN	42228-587		3/15/2004		404,500	No	No		
PRUDENTIAL RESI	34329-74		12/5/2001		355,000	No	No		
AHMUTY JOHN R &	34239-71		12/5/2001		355,000	No	No		
SHEA THOMAS/ETA	28912-469		7/31/1998		212,500	No	No	Y	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/7/2019	1016	Heat App	13,308	C				
9/9/2014	1144	Manual	1,895					insulation
12/2/2011	1567	Re-Roof	5,900					
6/3/1996	225	Manual	6,555					VINYL SIDING

## ACTIVITY INFORMATION

Date	Result	By	Name
5/8/2019	SQ Returned	JO	Jenny O
8/9/2018	MEAS&NOTICE	CC	Chris C
11/25/2008	Meas/Inspect	163	PATRIOT
6/15/2004	MLS	MM	Mary M
2/24/2002	MLS	MM	Mary M
4/8/2000	Inspected	276	PATRIOT
2/4/2000	Measured	263	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA

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<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>							
Type: 15 - Old Style	1	Rating: Average																	
Sty Ht: 1T - 1 & 3/4 Sty				A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 2 - Conc. Block				A 3QBth:	Rating:														
Frame: 1 - Wood				1/2 Bath:	Rating:														
Prime Wall: 4 - Vinyl				A HBth:	Rating:														
Sec Wall:		%		OthrFix:	Rating:														
Roof Struct: 1 - Gable																			
Roof Cover: 1 - Asphalt Shgl																			
Color: GRAY																			
View / Desir:																			
<b>GENERAL INFORMATION</b>				<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>											
Grade: C - Average				Kits: 1	Rating: Average			1st Res Grid	Desc: Line 1	# Units: 1									
Year Blt: 1928	Eff Yr Blt:			A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O										
Alt LUC:	Alt %:			Fpl:	Rating:			Other											
Jurisdct:	Fact: .			WSFlue:	Rating:			Upper											
Const Mod:								Lvl 2											
Lump Sum Adj:								Lvl 1											
								Lower											
								Totals	RMs: 6	BRs: 3	Baths: 1	HB							
<b>INTERIOR INFORMATION</b>				<b>CONDOS INFORMATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>							
Avg Ht/FL: STD				Location:				Exterior:		No Unit	RMS	BRS	FL						
Prim Int Wall: 2 - Plaster				Total Units:				Interior:		1	6	3							
Sec Int Wall:		%		Floor:				Additions:											
Partition: N - Typical				% Own:				Kitchen:											
Prim Floors: 3 - Hardwood				Name:				Baths:											
Sec Floors:		%						Plumbing:											
Bsmnt Flr: 12 - Concrete								Electric:											
Subfloor:								Heating:											
Bsmnt Gar: 1								General:											
Electric: 3 - Typical																			
Insulation: 2 - Typical																			
Int vs Ext: S																			
Heat Fuel: 2 - Gas																			
Heat Type: 5 - Steam																			
# Heat Sys: 1																			
% Heated: 100		% AC:																	
Solar HW: NO		Central Vac: NO																	
% Com Wall		% Sprinkled:																	
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:							
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 113.0-0003-0005.0												<b>IMAGE</b>			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
19	Patio	D	Y	1	10X15	A	AV	2000		4.75	T	15.2	101			600		600	
More: N	Total Yard Items:	600	Total Special Features:		Total:	600													
<b>AssessPro Patriot Properties, Inc</b>																			